

VICINITY MAP
1"=2000'

LEGAL DESCRIPTION:

Lot A Amended Recorded Exemption No. 1313-2-3-RE730, recorded in Book 1152, Reception No. 2095052;
Except 1-25 right of way as shown on Project No. IR-IM(CX) 025-3(110);
Except Lot 1 Ft. Junction PUD First Filing, recorded at Book 1445, Reception No. 02391966;
Located in the west one half of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado;

Together with:

Lot 1 Ft. Junction PUD First Filing, recorded at Book 1445, Reception No. 02391966;
Except that portion of Weld County Road 24 1/2 right of way lying south of the north line of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M.;
Except 1-25 right of way as shown on Project No. IR-IM(CX) 025-3(110);
Located in the west one half of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado.

Containing 43.004 acres, more or less.

described as follows:

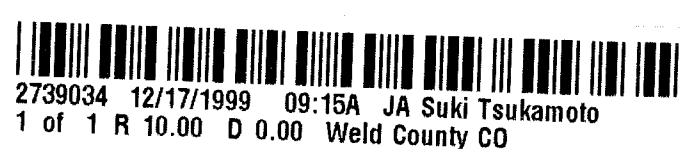
Commencing at the southeast corner of the west one half of the southwest one quarter of said Section 2; Thence N 07°08'57" W a distance of 172.88 feet to a point of intersection of 1-25 right of way as shown on Project No. IR-IM(CX) 025-3(110) and the east line of Lot A, Amended Recorded Exemption No. 1313-2-3-RE730 (Book 1152, Rec. No. 2095052), and the POINT OF BEGINNING;
Thence along the easterly boundary of said 1-25 right of way the following nine (9) courses:
Thence N 46°45'03" W a distance of 54.13 feet;
Thence N 00°11'02" E a distance of 40.71 feet;
Thence along a curve to the left a distance of 717.21 feet, said curve having a radius of 884.13 feet, a delta angle of 46°28'44", and a chord which bears N 23°03'22" W a distance of 697.71 feet;
Thence N 46°17'44" W a distance of 299.56 feet;
Thence N 40°35'06" W a distance of 65.94 feet;
Thence N 46°17'44" W a distance of 239.81 feet;
Thence along a curve to the right a distance of 641.76 feet, said curve having a radius of 882.75 feet, a delta angle of 41°39'15", and a chord which bears N 25°28'06" W a distance of 627.72 feet;
Thence N 04°38'30" W a distance of 697.97 feet;
Thence N 40°18'15" E a distance of 85.22 feet to a point on the south right of way line of Weld County Road 24 1/2;
Thence S 89°36'31" E, departing said 1-25 right of way and along said south right of way line, a distance of 944.11 feet;
Thence S 75°56'31" E, along said south right of way line, a distance of 130.10 feet to a point on the east line of the west one half of the southwest one quarter of said Section 2;
Thence S 00°42'25" W, along the east line of the west one half of the southwest one quarter of said Section 2, a distance of 420.07 feet to a point on the east line of Lot 1, Ft. Junction PUD First Filing (Book 1445, Rec. No. 2391966);
Thence S 01°22'47" W, along the east line of Lot 1, Ft. Junction PUD First Filing and Lot A, Amended Recorded Exemption No. 1313-2-3-RE730, a distance of 2012.43 feet to the POINT OF BEGINNING.
Containing 38.770 acres more or less;
And that portion of said Lot A described as follows:
BEGINNING at that corner annotated as STA. 119+070 RT. of 1-25 right of way as shown on Project No. IR-IM(CX) 025-3(110), from which the southeast corner of the west one half of the southwest one quarter of said Section 2 bears S 34°54'06" E a distance of 1445.57 feet;
Thence S 46°17'44" E, along said right of way, a distance of 559.73 feet;
Thence along a curve to the right, along said right of way, a distance of 179.01 feet, said curve having a radius of 756.18 feet, a delta angle of 13°33'50", and a chord which bears S 39°30'49" E a distance of 178.60 feet to the north line of Lot 1 Block 1, Kahn Subdivision (Book 1187, Rec. No. 2132831);
Thence N 89°47'12" W, along said north line, a distance of 484.91 feet to a point on the said 1-25 right of way;
Thence N 25°54'07" W, along said right of way, a distance of 158.62 feet;
Thence N 25°03'17" W, along said right of way, a distance of 366.74 feet;
Thence N 75°57'58" E, along said right of way, a distance of 197.12 feet to the POINT OF BEGINNING;
Containing 4.234 acres more or less;

TOGETHER WITH:

That portion of 1-25 right of way as shown on Project No. IR-IM(CX) 025-3(110) located in the west one half of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado described as follows:
BEGINNING at that corner annotated as STA. 119+070 RT. of said 1-25 right of way from which the southeast corner of the west one half of the southwest one quarter of said Section 2 bears S 34°54'06" E a distance of 1445.57 feet;
Thence S 46°17'44" E, along said right of way, a distance of 559.73 feet;
Thence along a curve to the right, along said right of way, a distance of 179.01 feet, said curve having a radius of 756.18 feet, a delta angle of 13°33'50", and a chord which bears S 39°30'49" E a distance of 178.60 feet;
Thence S 89°47'12" E, a distance of 148.09 feet to a point of non-tangent curvature;
Thence along a curve to the left, along said right of way, a distance of 289.95 feet, said curve having a radius of 884.13 feet, a delta angle of 18°47'25", and a chord which bears N 36°54'01" W a distance of 288.66 feet;
Thence N 46°17'44" W, along said right of way, a distance of 299.56 feet;
Thence N 40°35'06" W, along said right of way, a distance of 65.94 feet;
Thence N 46°17'44" W, along said right of way, a distance of 239.81 feet;
Thence along a curve to the right, along said right of way, a distance of 641.76 feet, said curve having a radius of 882.75 feet, a delta angle of 41°39'15", and a chord which bears N 25°28'06" W a distance of 627.72 feet;
Thence N 04°38'30" W, along said right of way, a distance of 697.97 feet;
Thence N 40°18'15" E, along said right of way, a distance of 85.22 feet;
Thence N 00°23'29" E, along said right of way, a distance of 30.00 feet to the north line of the southwest one quarter of said Section 2;
Thence N 89°36'31" W, along said north line, a distance of 135.53 feet;
Thence S 04°38'30" E a distance of 800.06 feet;
Thence along a curve to the left a distance of 694.23 feet, said curve having a radius of 954.93 feet, a delta angle of 41°39'15", and a chord which bears S 25°28'06" E a distance of 679.05 feet to a point of non-tangency;
Thence S 07°43'25" W a distance of 77.03 feet to the POINT OF BEGINNING.
Containing 4.991 acres, more or less.

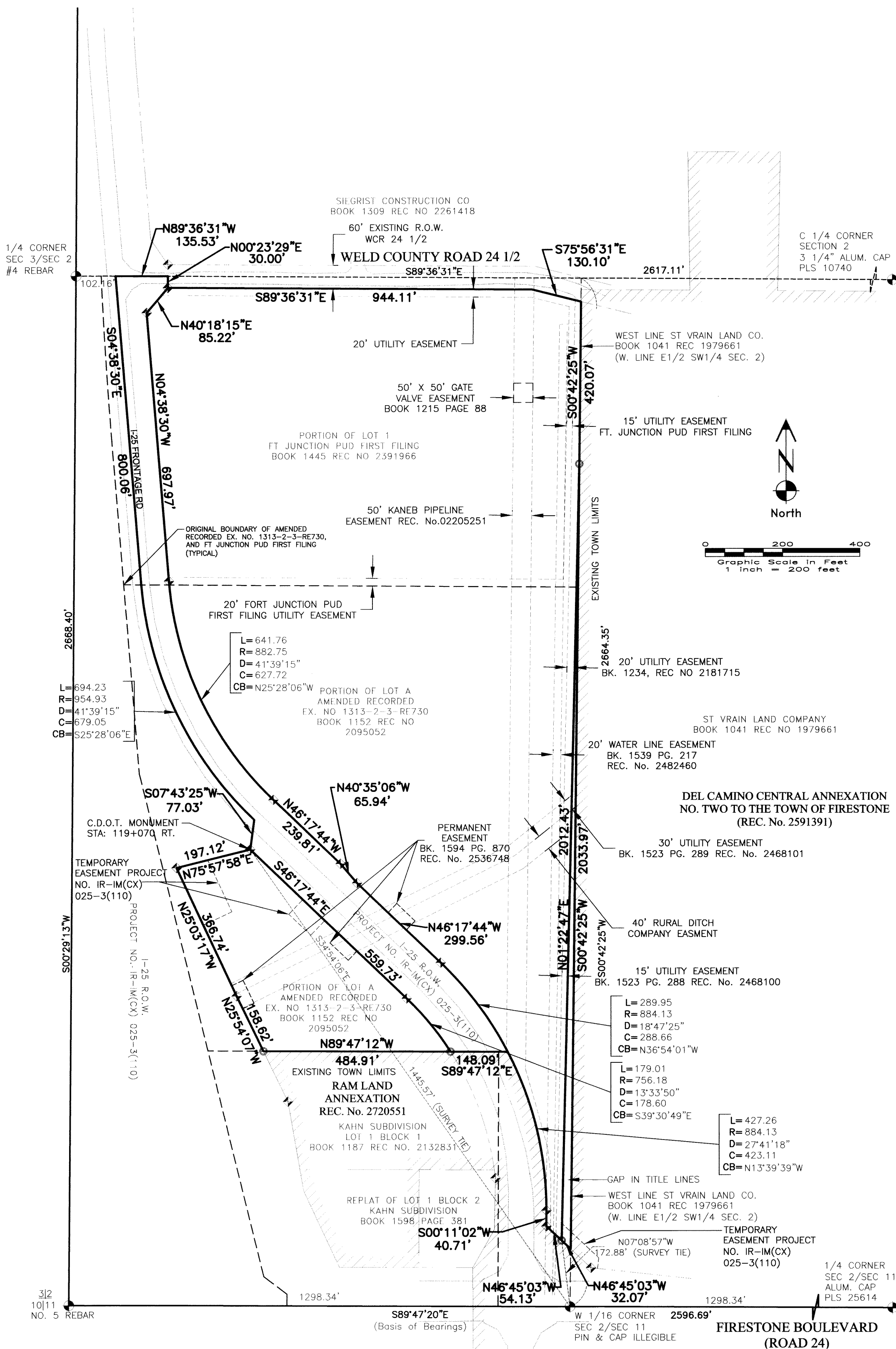
TOGETHER WITH:

That portion of the west one half of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado described as follows:
Commencing at the southeast corner of the west one half of the southwest one quarter of said Section 2; Thence N 07°08'57" W a distance of 172.88 feet to a point of intersection of 1-25 right of way as shown on Project No. IR-IM(CX) 025-3(110) and the east line of Lot A Amended Recorded Exemption No. 1313-2-3-RE730, and the POINT OF BEGINNING;
Thence N 01°22'47" E, along the east line of Lot A Amended Recorded Exemption No. 1313-2-3-RE730 and Lot 1 Ft. Junction PUD First Filing, a distance of 2012.43 feet to a point on the east line of the west one half of the southwest one quarter of said Section 2;
Thence S 00°42'25" W, along the east line of the west one half of the southwest one quarter of said Section 2, a distance of 2033.97 feet to a point on said 1-25 right of way;
Thence N 46°45'03" W, along said 1-25 right of way, a distance of 32.07 feet to the POINT OF BEGINNING.
Containing 0.552 acres, more or less.



DEL CAMINO JUNCTION ANNEXATION

LOCATED IN THE W 1/2 SW 1/4 SECTION 2, T2N, R68W, 6th PM
COUNTY OF WELD, STATE OF COLORADO



NOTES:

- Basis of Bearings is the south line of the southwest one quarter of Section 2, Township 2 North, Range 68 West of the 6th P.M., as monumented with a No. 5 rebar at the southwest corner of said Section 2 and an aluminum cap PLS 25614 at the south one quarter corner of said Section 2, and is assumed to bear S 89°47'20" E.
- According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein.
- This is not a land survey plat or improvement survey plat.

OWNERS APPROVAL:

Know all men by these presents, that we, DEL CAMINO JUNCTION DEVELOPMENT, INC. and COLORADO DEPARTMENT OF TRANSPORTATION, being the sole owners and proprietors of that real property described on the accompanying plat have caused said real property to be annexed under the name of DEL CAMINO JUNCTION ANNEXATION.

DEL CAMINO JUNCTION DEVELOPMENT, INC.:

By/Title: John T. Coppom
V.P./Secy

State of Colorado
County of

The foregoing instrument was acknowledged before me this 1st day of December, 1999
by John T. Coppom

Notary Public
My Commission expires 5/26/2003

COLORADO DEPARTMENT OF TRANSPORTATION:

By/Title

State of Colorado
County of

The foregoing instrument was acknowledged before me this _____ day of _____, 1999
by _____

Notary Public

My Commission expires _____

TOWN APPROVAL:

This is to certify that the Plat of DEL CAMINO JUNCTION ANNEXATION was approved on the 14th day of October, 1999, and that Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Annexation upon which this certificate is endorsed for all purposes indicated thereon.

By/Title: Paul J. Ziem
Mayor
Attest: [Signature]
Town Clerk

SURVEYOR'S STATEMENT:

I, E.J. Grabowski, a Registered Professional Land Surveyor in the State of Colorado do hereby state that this plat of DEL CAMINO JUNCTION ANNEXATION was prepared by me or under my responsible charge, and that said plat conforms to Colorado Revised Statutes pertaining to Annexations.

E.J. Grabowski
P.L.S. 22097

PERIMETER AND AREA TABULATIONS:

TOTAL AREA = 48.547 acres
TOTAL PERIMETER = 7,174.75'

1/6 TOTAL PERIMETER = 1,195.79'
CONTIGUOUS LENGTH = 3,641.21'

DEVELOPER:
Del Camino Junction Development, Inc.
Attn: John T. Coppom
1812 56th Avenue, Suite A
Greeley, CO 80634

ENGINEER:
Tuttle Applegate, Inc.
Attn: Gary Tuttle
11990 Grant Street Suite 304
Denver, CO 80233

SURVEYOR:
GEOSURV, Inc.
Attn: Jim Grabowski
520 Stacy Court Suite B
Lafayette, CO 80026

SHEET 1 OF 1

Date of Survey 08/31/99
Control File 98002
Job Number 98002

